

**Know all Persons by these Presents,**

029525

**That** WE, STANLEY H. AMES and TIMOTHY A. AMES, father and son,  
of Canaan, Somerset County, State of Maine

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

NO TRANSFER  
TAX  
PAID

paid by VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP, a  
partnership formed under the Maine Uniform Partnership Act by  
STANLEY H. AMES and TIMOTHY A. AMES, as co-partners

whose mailing address is Hinckley Road, Canaan, ME 04924

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

~~convey~~ unto the said VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP,  
its successors

~~there~~ and assigns forever,

A parcel of land in Waterville, Kennebec County and State of Maine, located  
on Route 4 West River Road, formerly known as Countryside Estates Manufactured  
Housing Park, now known as Village Green Manufactured Home Community Partnership;  
bounded and described as follows:

Beginning at a point on the westerly right of way line of the West River  
Road and representing the easterly corner of a parcel now or formerly owned by the  
Waterville Sewer District; thence heading North 47 degrees 52 minutes East, a  
distance of fifty-nine and fifty-nine hundredths (59.59') feet along the West  
River Road across the entrance of aforementioned Park to a point representing the  
southerly corner of commercial lot now or formerly owned by David Green; thence  
heading North 58 degrees 05 minutes West, a distance of two hundred two and  
eighty-four hundredths (202.84') feet along said commercial property of said Green  
to a point marked with an iron pin and representing the westerly corner of said  
commercial lot now or formerly of said Green also representing the southerly  
corner of property now or formerly owned by Willard J. Shirley, Sr., et al., with  
reference to an instrument recorded in the Kennebec County Registry of Deeds in  
Book 1935, Page 87; thence continuing North 58 degrees 05 minutes West, a distance  
of two hundred (200.00') feet along aforementioned Shirley lot to a point marked  
with an iron pin and representing the westerly corner of said Shirley lot; thence  
heading North 58 degrees 27 minutes 29 seconds West, a distance of seven hundred  
eighty and forty-eight (780.48') feet along other property now or formerly of said  
Green, to a point representing the westerly corner of said other property of said  
Green; thence heading North 30 degrees 55 minutes East, a distance of two hundred  
(200.00') feet along other land now or formerly of said Green and the Webb Road  
entrance to said Park, to a point on the southerly right of way line of the Webb  
Road; thence heading North 58 degrees 05 seconds West a distance of fifty (50.00)  
feet, along the Webb Road across said Webb Road entrance to the aforementioned  
Park to a point marked with an iron pin and representing the easterly corner of  
property now or formerly owned by Gerald Proulx, et al., with reference to an  
instrument recorded in said Registry in Book 1879, Page 290; thence heading South  
30 degrees 55 minutes West, a distance of two hundred (200.00') feet along  
property of aforementioned Proulx to a point marked with an iron pin and  
representing the southerly corner of said Proulx property; thence heading North 59  
degrees 05 minutes West, a distance of two hundred twenty-five and eighty-six  
hundredths (225.86') feet along said Proulx property to a point marked with an  
iron pin and representing the westerly corner of said Proulx property; thence  
heading South 38 degrees 17 minutes West, a distance of six hundred thirty-one and  
twenty-four hundredths (631.24') feet along property now or formerly owned by  
Frank Dusty, et al., with reference to an instrument recorded in said Registry in  
Book 1279, Page 286, to a point marked with an iron pin and representing the  
westerly most corner of said Park parcel herewith being described; thence heading

South 58 degrees 50 minutes East, a distance of one thousand one hundred forty-five and twenty hundredths (1145.20') feet along property of aforementioned Frank and Dorothy Dusty to a point marked with an iron pin and representing the westerly most corner of said Park parcel herewith being described; thence heading North 31 degrees 42 minutes East, a distance of two hundred sixty-eight and fifty hundredths (268.50') feet along property formerly owned by Hammond Lumber Company, with reference to an instrument recorded in said Registry in Book 3238, Page 53, to a point marked with an iron pin and representing the northerly corner of said Hammond Lumber Company lot; thence continuing North 31 degrees 42 minutes East, a distance of eighty-five (85.00') feet along other land now or formerly of said Green, to a point representing the northerly corner of said land; thence heading South 58 degrees 42 minutes East, a distance of one hundred fifty-one and eighteen hundredths (151.18') feet along said other land of now or formerly of said Green, to a point on the rear property line of land now or formerly owned by Richard L. Plante, with reference to an instrument recorded in said Registry in Book 3175, Page 42, said point located thirty-six and thirty-six hundredths (36.36') feet North 31 degrees 18 minutes East of the westerly corner of said Plante property; thence heading North 31 degrees 18 minutes East, a distance of one hundred seventy-three and sixty-four hundredths (173.64') feet along said rear line of Plante property to a point marked with an iron pin and representing the northerly corner of said Plante property; thence heading South 58 degrees 42 minutes East, a distance of one hundred sixty and twenty hundredths (160.20') feet along said Plante property to a point representing the westerly corner of parcel now or formerly owned by aforementioned Waterville Sewer District; thence heading North 47 degrees 52 minutes East, a distance of thirty-five (35.00') feet along said parcel of the Waterville Sewer District to a point representing the northerly corner of said Waterville Sewer District parcel; thence heading South 58 degrees 42 minutes East, a distance of fifty (50.00') feet along said Waterville Sewer District parcel to the point of beginning.

The parcel contains 762,562.12 square feet, 17.51 acres. There are two entrances to the Park - one on Route 4 - the West River Road, containing 59.59 feet of frontage and a second on the Webb Road, containing 50.00 feet of frontage.

The park was approved by the Waterville Planning Board, 5/15/89, recorded in the Kennebec County Registry of Deeds 12/5/89, File No. E-89322.

This conveyance includes all the personal property located in and about the premises described herein and used in the operation of the premises as a mobile home park.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP, its successors

~~heirs~~ and assigns, to it and their use and behoof forever.  
**And** we do ~~covenant~~ with the said Grantee, its/ ~~heirs~~ <sup>successors</sup> and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said successors Grantee, its/ heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,**

we, the said STANLEY H. AMES and  
TIMOTHY A. AMES

~~xxxx~~

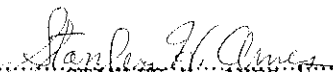
~~husband/wife of the said~~ ~~xxxx~~

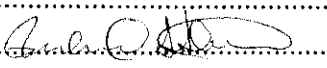
joining in this deed as Grantors and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set Our hands and seals this 23<sup>rd</sup> day of the month of September, A.D. 1992.

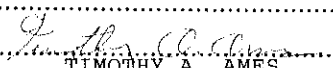
**Signed, Sealed and Delivered**

in presence of



  
STANLEY H. AMES



  
TIMOTHY A. AMES

State of Maine, County of

SOMERSET ss:

September 23, 1992.

Then personally appeared the above named Timothy A. Ames

and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

92 OCT 23 AM 9:00

ATTEST:   
REGISTER OF DEEDS

Printed Name, ....Richard S. Sterns.....